

IN RE: PETITION FOR ZONING VARIANCE
N/S Wise Avenue, 12' E of the
c/l of Waterview Avenue
(603 Wise Avenue)
15th Election District
7th Councilmanic District
Andrew J. Budziak, et ux
Petitioners
* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-134-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 5 feet in lieu of the required 25 feet and a rear yard setback of 11.6 feet in lieu of the required 30 feet for a proposed reconstructed dwelling in accordance with Petitioner's Exhibit 1.

The Petitioners originally filed their request through the administrative variance process. Following a review of the case file and documentation submitted, the Zoning Commissioner required that a public hearing be held to determine the appropriateness of the variance requested.

At the hearing, the Petitioners, Andrew and Muryen Budziak, appeared and testified. There were no Protestants.

Testimony established that the Petitioners own the subject property, known as 603 Wise Avenue, which consists of 7200 sq.ft., is zoned D.R. 5.5 and is improved with a cape-cod dwelling. Said property is located within the Chesapeake Bay Critical Areas on Bear Creek. Petitioners are desirous of razing the existing dwelling and replacing same with a modular two-story dwelling. Testimony indicated Mr. Budziak's mother is moving from Pennsylvania to live with her son and daughter-in-law and that the existing one-bedroom dwelling is too small to accommodate the family. Due to the pie-shaped configuration of the property, the new dwelling will

be oriented so that its front will face what might be expected to be the side yard. As a result of the proposed construction, the side yards will be that portion of the lot immediately adjacent to Wise Avenue on the north and Bear Creek on the south. Further, the new front yard adjoins property immediately next door which has an existing commercial use as a tavern. Another dwelling exists to the rear of the subject property. Petitioners testified the relief requested is necessary in order to replace the existing dwelling with one of sufficient size to accommodate their family and maintain the existing building envelope to the extent possible. Petitioners testified they have spoken to their neighbors who have no objections to their plans. Testimony indicated the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding community.

This property is located within the Chesapeake Bay Critical Areas and as such, is subject to compliance with the recommendations of the Department of Environmental Protection and Resource Management upon completion of their findings.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

ORDER RECEIVED FOR FILING

Date 12/13/91
By [Signature]

- 2 -

- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances are granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare. In the opinion of this Zoning Commissioner, the proposed dwelling reconstruction will not be detrimental to the property and will actually improve the use of this parcel. Particularly in view of the adjoining commercial use and unusual configuration of the lot, I am persuaded that the requested variances should be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 13th day of December, 1991 that the Petition for Zoning Variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 5 feet in lieu of the required 25 feet and a rear yard setback of 11.6 feet in lieu of the required 30 feet for a proposed reconstructed dwelling in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING

Date 12/13/91
By [Signature]

- 3 -

- 2) The granting of the relief requested is conditioned upon compliance with the recommendations of the Department of Environmental Protection and Resource Management upon completion of their findings.

3) Petitioner shall not allow or cause the proposed new dwelling to be converted to a two-family dwelling unit and/or apartments. There shall be only one kitchen to serve the entire dwelling.

4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

[Signature]
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date 12/13/91
By [Signature]

- 1 -

PETITION FOR RESIDENTIAL VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: **92-134-A**

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section 1802.3.C.1 of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason: (indicate hardship or practical difficulty)
As per a front yard setback of 5 feet in lieu of the required 25 feet and a rear yard setback of 11.6 feet in lieu of the required 30 feet

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason: (indicate hardship or practical difficulty)
By mother's property on which there is a house that is not the home is not big enough to accommodate a family of 5. The house is too small to accommodate the family.

Property is to be advertised and/or posted as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser(s)

(Type or Print Name)

Signature

Address

City/State/Zip Code

Attorney for Petitioner(s)

(Type or Print Name)

Signature

Address

Attorney's telephone number

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

City/State/Zip Code

Name, address and phone number of legal owner, contract purchaser or representative to be contacted.

Name

Address

Phone

ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of Sept, 1991, that the subject matter of this petition be posted on the property on or before the 13th day of Sept, 1991.

ZONING COMMISSIONER OF BALTIMORE COUNTY

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED, IT IS FURTHER ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of Sept, 1991, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the property be reposted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 105, County Office Building in Towson, Baltimore County.

ORDER RECEIVED FOR FILING

Date 12/13/91

By [Signature]

REVIEWED BY: _____ DATE: _____



ZONING COMMISSIONER OF BALTIMORE COUNTY

AFFIDAVIT

IN SUPPORT OF RESIDENTIAL ZONING VARIANCE

92-134-A

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/does presently reside at 603 Wise Avenue

(Address)

That based upon personal knowledge, the following are the facts upon which I/we base the request for a Residential Zoning Variance at the above address: (indicate hardship or practical difficulty)
As per a front yard setback of 5 feet in lieu of the required 25 feet and a rear yard setback of 11.6 feet in lieu of the required 30 feet

That Affiant(s) acknowledge(s) that if protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

AFFIANT (Handwritten Signature)

AFFIANT (Printed Name)

AFFIANT (Handwritten Signature)

AFFIANT (Printed Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of Sept, 1991, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

DATE

NOTARY PUBLIC

My Commission Expires:

BEGINNING AT A POINT ON THE NORTH SIDE OF WISE AVE. WHICH IS 15' WIDE AT THE DISTANCE OF 12' EAST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET, WATERVIEW RD. WHICH IS 15' WIDE. BEING LOT # 3, BLOCK 14, SECTION # 44 IN THE SUBDIVISION OF PERRY POINT AS RECORDED IN BALTIMORE COUNTY PLAT BOOK # 8, FOLIO # 16, CONTAINING 7200 SQ. FT. ALSO KNOWN AS 603 WISE AVE AND LOCATED IN THE #15 ELECTION DISTRICT

92-134-A

CRITICAL AREA;
11/17/91

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

December 13, 1991

Mr. & Mrs. Andrew J. Budziak
603 Wise Avenue
Baltimore, Maryland 21222

RE: PETITION FOR ZONING VARIANCE
N/S Wise Avenue, 12' E of the c/l of Waterview Avenue
(603 Wise Avenue)
15th Election District - 7th Councilmanic District
Andrew J. Budziak, et ux - Petitioners
Case No. 92-134-A

Dear Mr. & Mrs. Budziak:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

[Signature]
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Chesapeake Bay Critical Areas Commission
Towers State Office Building, D-4, Annapolis, Md. 21404

DEPRM

People's Counsel

File

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 12/4/91
 Posted for: Variances
 Petitioner: Andrew J. Budziak
 Location of property: N/S Wise Ave. 12' E of c/l Waterview Road
603 Wise Ave.
 Location of Sign: Facing N/S Wise Ave. between N. and S. Hwy. 202
Property of P. Budziak
 Remarks: _____
 Posted by: Andrew J. Budziak Date of return: 12/18/91
 Number of Signs: 1

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 11/21/91
 Posted for: Variances
 Petitioner: Andrew J. Budziak
 Location of property: N/S Wise Ave. 12' E of c/l Waterview Road
603 Wise Ave.
 Location of Sign: Facing N/S Wise Ave. between N. and S. Hwy. 202
Property of P. Budziak
 Remarks: _____
 Posted by: Andrew J. Budziak Date of return: 12/18/91
 Number of Signs: 1

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

4 N. Center Place
P.O. Box 8936
Dundalk, Md. 21222

November 28, 1991

THIS IS TO CERTIFY, that the annexed advertisement of Baltimore County Zoning Office - Notice of Hearing - Case #92-134-A - P.O. #0116225 - Req. #M54852 - 57 lines @ \$28.50 was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for One successive weeks before the 29th day of November 1991; that is to say, the same was inserted in the issues of November 28, 1991.

Kimbel Publication, Inc.
per Publisher.

By Kimbel Publication, Inc.

Dundalk Eagle

4 N. Center Place 288-6060
P.O. Box 8936
Dundalk, Maryland 21222

Dundalk, Md. November 28, 1991

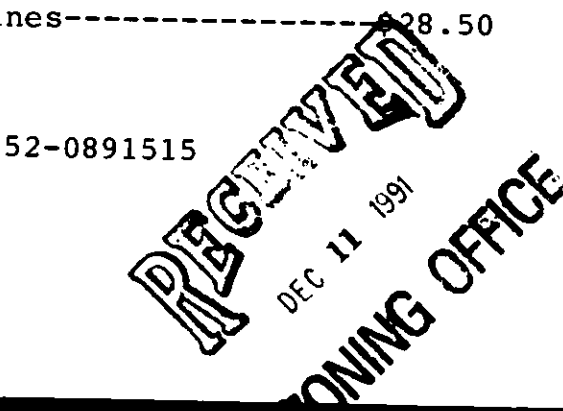
[Baltimore County Zoning Office
ATTN: Gwen Stephens
Room 113, County Office Bldg.
111 West Chesapeake Ave.
Towson, Md. 21204]

ADVERTISING Notice of Hearing
Case #92-134-A

P.O. #0116225
Req. #M54852

Issue of:
November 28, 1991 - 57 lines-----\$28.50

F.I.N. #52-0891515



CERTIFICATE OF PUBLICATION

TOWSON, MD., Nov 28, 1991

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov 21, 1991.

THE JEFFERSONIAN,

Publisher

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 113, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:
Case Number: 92-134-A
N/S Wise Avenue, 12' E of c/l Waterview Road
603 Wise Avenue
15th Election District
7th Councilmember District
Petitioner(s): Andrew J. Budziak
Hearing Date: Tuesday, December 10, 1991 @ 2:00 p.m.
Variance to permit a frontyard setback of 5 ft. in lieu of the required 25 ft. and a rear yard setback of 11.6 ft. in lieu of required 30 ft.
LAWRENCE E. SCHMIDT
Zoning Commissioner of Baltimore County
11/21/91 November 21

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

4 N. Center Place
P.O. Box 8936
Dundalk, Md. 21222

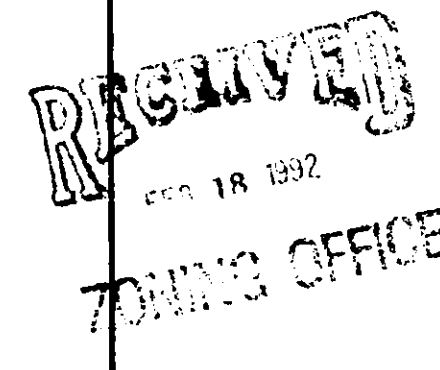
November 28, 1991

THIS IS TO CERTIFY, that the annexed advertisement of Baltimore County Zoning Office - Case #92-134-A - P.O. #0116225 - Req. #54852 - 57 lines @ \$28.50 was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for One successive weeks before the 29th day of November 1991; that is to say, the same was inserted in the issues of November 28, 1991.

Kimbel Publication, Inc.
per Publisher.

By Kimbel Publication, Inc.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
887-3353
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LAWRENCE E. SCHMIDT
Zoning Commissioner of Baltimore County



Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

October 3, 1991

887-3353

Mr. & Mrs. Andrew J. Budziak
603 Wise Avenue
Baltimore, Maryland 21222

Re: CASE NUMBER: 92-134-A
LOCATION: N/S Wise Avenue, 12' E of c/l Waterview Road
603 Wise Avenue
15th Election District - 7th Councilmember

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before October 13, 1991. The closing date is October 28, 1991. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an order will issue. This order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be reported and notice of the hearing will appear in two local newspapers. Charges related to the reporting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Very truly yours,

G. S. Stephens
(301) 887-3391

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

October 21, 1991

887-3353

Mr. & Mrs. Andrew J. Budziak
603 Wise Avenue
Baltimore, MD 21222

RE: Item No. 144, Case No. 92-134-A
Petitioner: Andrew J. Budziak, et ux
Petition for Residential Variance

Dear Mr. & Mrs. Budziak:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Zoning Plans Advisory Committee Comments
Date: October 21, 1991
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,
James E. Dyer

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

NOVEMBER 12, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 113, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-134-A
N/S Wise Avenue, 12' E of c/l Waterview Road
603 Wise Avenue
15th Election District - 7th Councilmember
Petitioner(s): Andrew J. Budziak
HEARING TUESDAY, DECEMBER 10, 1991 at 2:00 p.m.

Variance to permit a frontyard setback of 5 ft. in lieu of the required 25 ft. and a rear yard setback of 11.6 ft. in lieu of required 30 ft.

Zoning Commissioner of
Baltimore County

cc: Andrew J. Budziak, et ux

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this
24th day of September, 1991.

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Andrew J. Budziak

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: October 9, 1991

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Budziak Property, Item No. 144
Armstrong Property, Item No. 145
Fogle Property, Item No. 149
Chiabrera Property, Item No. 151
Rau Property, Item No. 157
Ogundeji Property, Item 158

In reference to the petitioners' request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/rdn
ITMNO144/TXTROZ

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili
Traffic Engineer II

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: October 8, 1991

This office has no comments for item numbers 144, 145, 147, 149, 150, 151, 152, 157 and 158.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lvd

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21204-5500

OCTOBER 17, 1991

(301) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: ANDREW J. BUDZIAK

Location: #603 WISE AVENUE

Item No.: 144 Zoning Agenda: OCTOBER 8, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWED: *A. J. Puffer* Planning Group
Approved: *Robert W. Bowling* Fire Prevention Bureau
Special Inspection Division

JP/KFK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: October 16, 1991

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for October 8, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 142, 144, 149, 150, 151, 152, 153, 157, and 158.

For Item 145, a minor subdivision is processing now. Our comments will be addressed through that process.

For Item 146, see the County Review Group comments dated August 12, 1991 for this site.

For Item 149, we have no comment on the garage height variance. However, regarding the swimming pool, the road grade or horizontal alignment must be revised so that no retaining wall is needed or that the wall is far enough away from the right-of-way such that failure would not impact the right-of-way.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

111 West Chesapeake Avenue
Towson, MD 21204

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



November 8, 1991

887-3553

Mr. & Mrs. Andrew J. Budziak
603 Wise Avenue
Baltimore, Maryland 21222

Re: CASE NUMBER: 92-134-A

Dear Petitioners:

Please be advised that your file has been reviewed. The Commissioner's Office did not grant or deny the requested relief. Instead it was determined that this matter be set in for public hearing.

As you recall, it now becomes necessary to repost the property and run notice of the hearing in two local newspapers and that you will be billed for the reposting and advertising costs.

Formal notification of the hearing date will be forwarded to you shortly.

Very truly yours,

Lawrence E. Schmidt
Lawrence E. Schmidt

Zoning Commissioner
of Baltimore County, Maryland

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME: Andrew & Maryann Budziak ADDRESS: 603 Wise Ave. Balt, Md. 21222

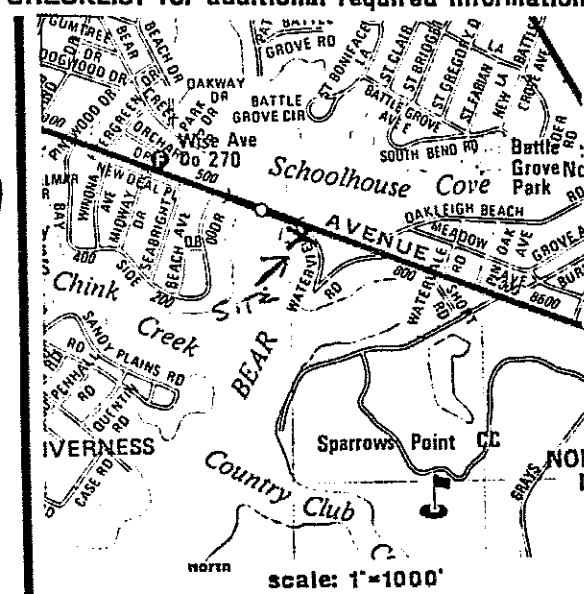
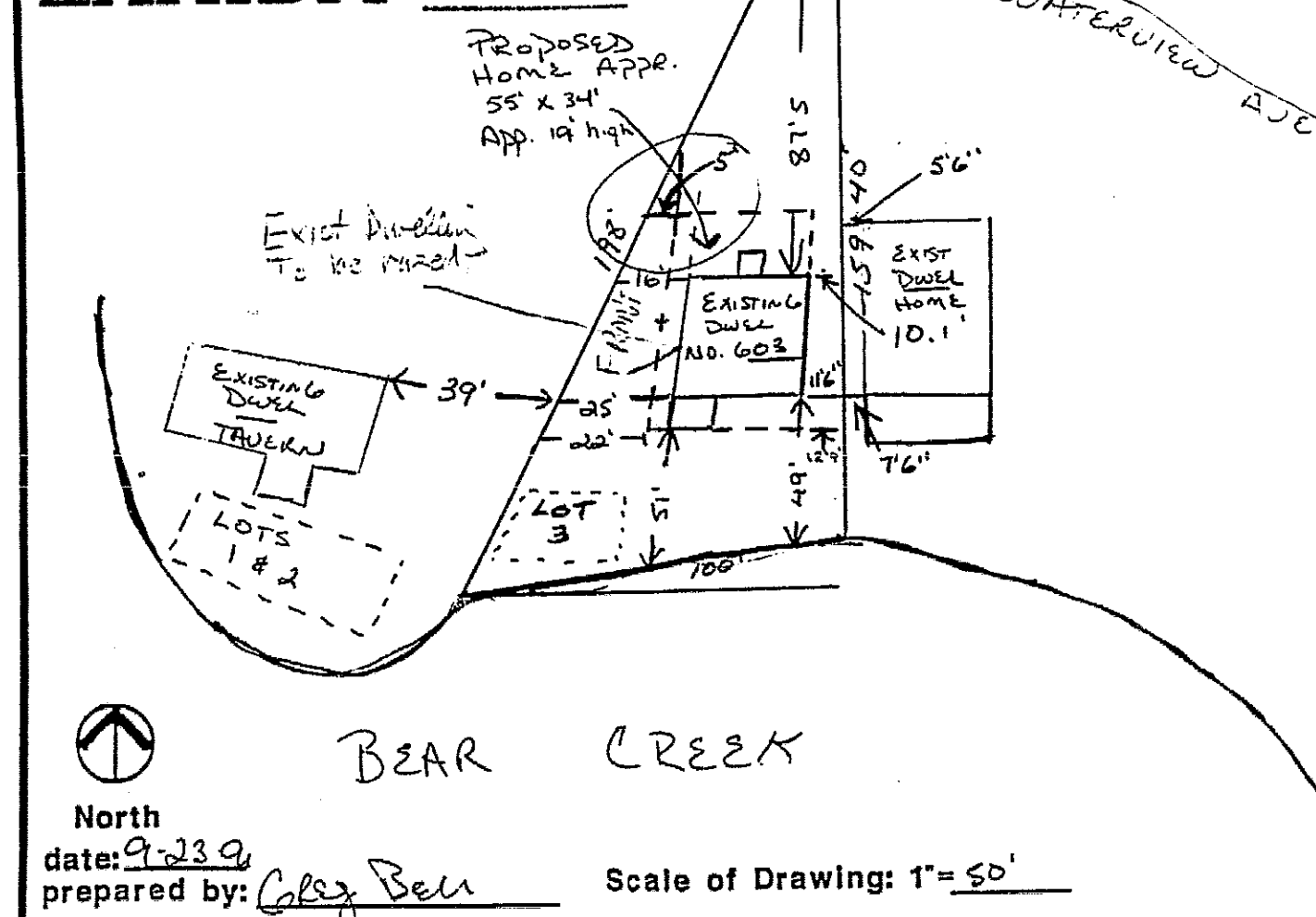
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 603 WISE AVE

Subdivision name: PERRY POINT
plat book # 3, folio # 16, lot # 3, section #

OWNER: ANDREW J & MARYANN P. BUDZIAK

PETITIONER'S
EXHIBIT No 1



LOCATION INFORMATION

Councilmanic District: 7
Election District: 15
1"=200' scale map#:
Zoning: S-5
Lot size: 16 acreage 7200 square feet
SEWER: ☒ public ☐ private
WATER: ☒ public ☐ private
Chesapeake Bay Critical Area: ☒
Prior Zoning Hearings: None

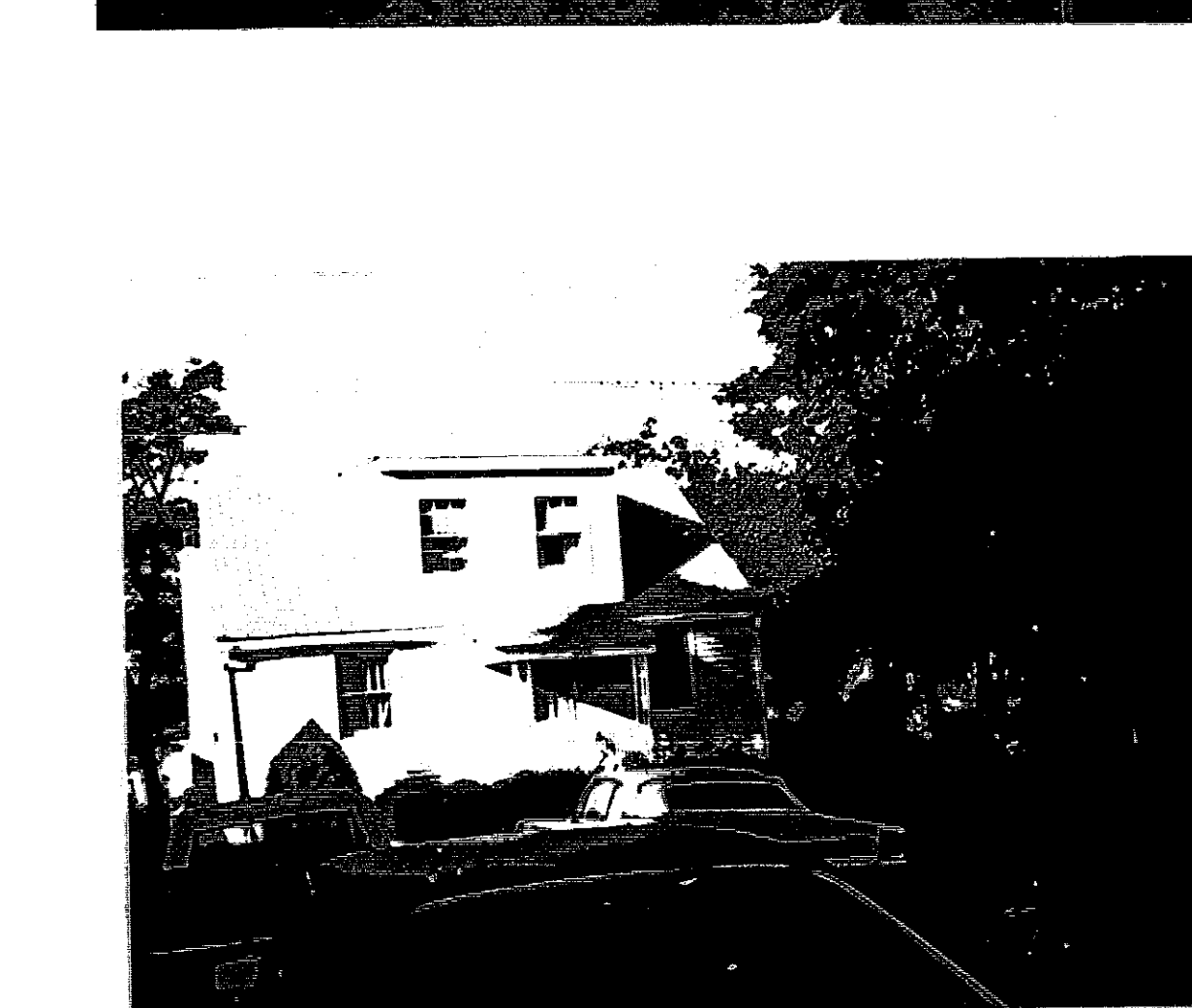
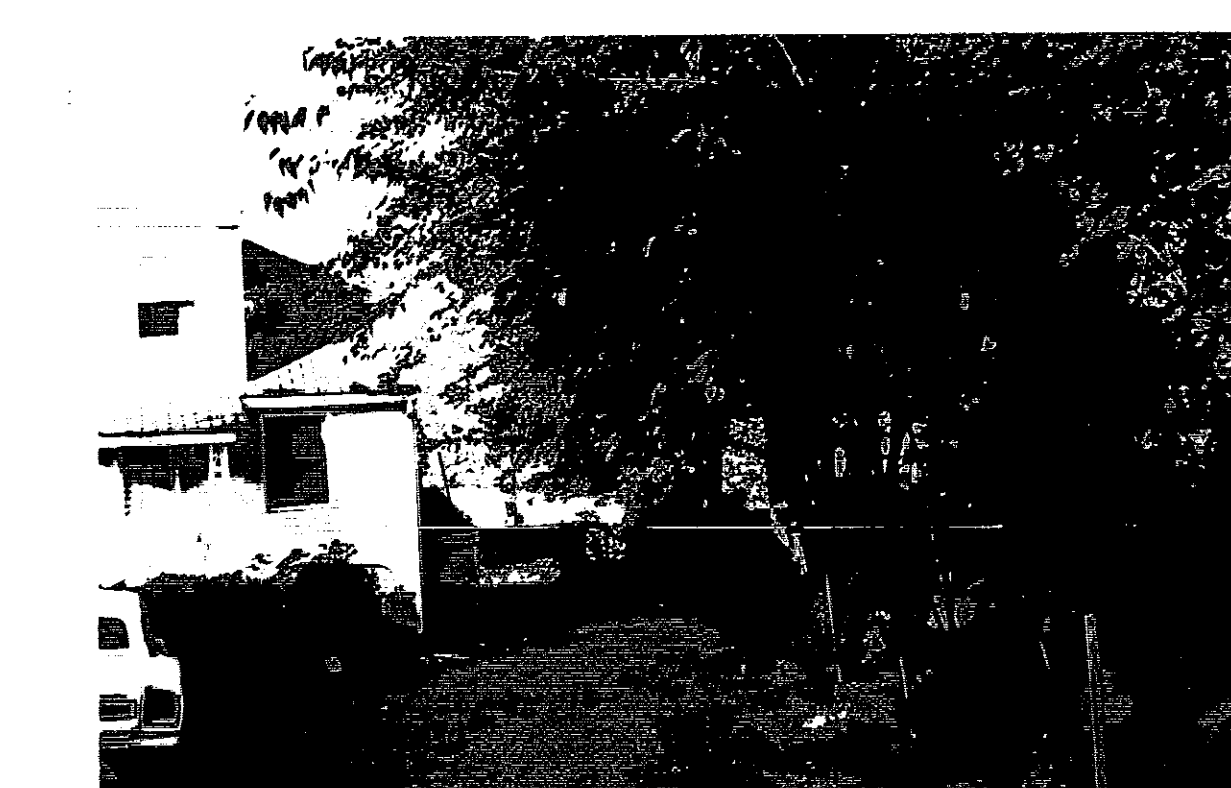
Zoning Office USE ONLY!

reviewed by: DAK ITEM #: 144 CASE#:

PETITIONER'S EXHIBIT #



PETITIONER'S EXHIBIT #



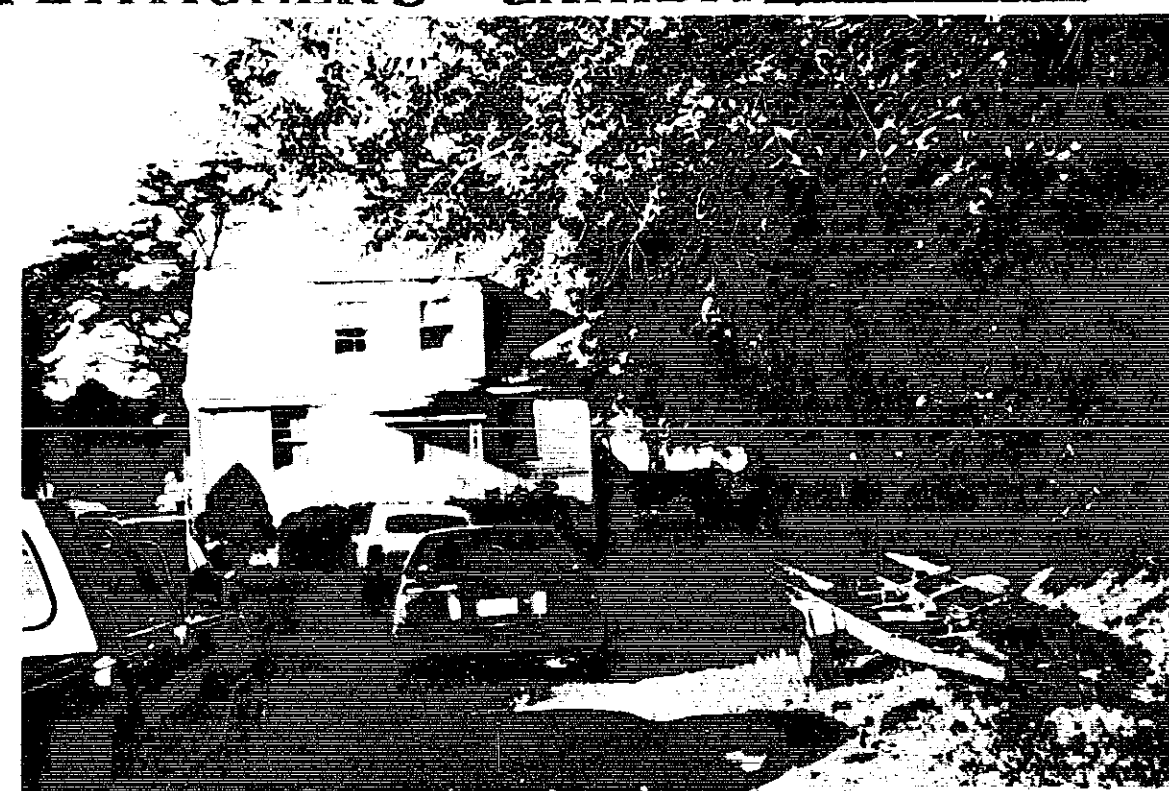
92-134-A

PETITIONER'S EXHIBIT #



92-134-A

PETITIONER'S EXHIBIT #



92-134-A

PETITIONER'S EXHIBIT #

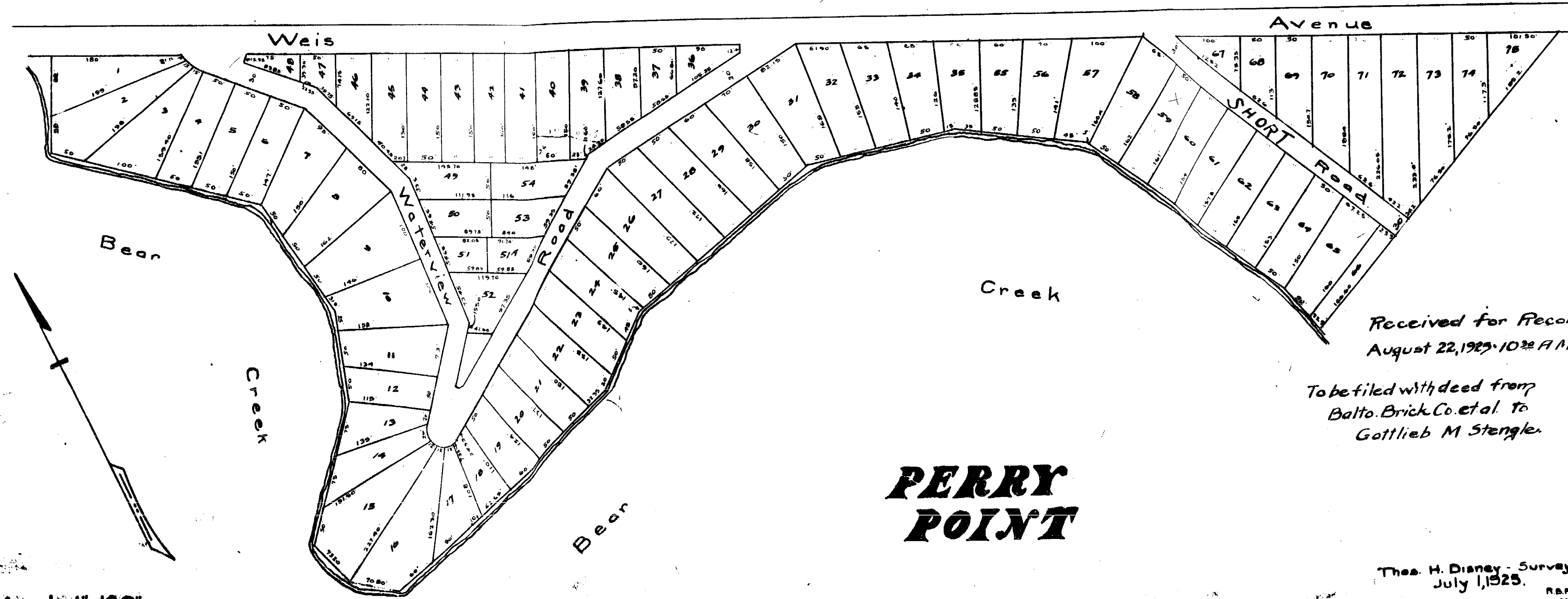


92-134-A

PETITIONER'S EXHIBIT #



Note: The courses are referred to the True Meridian



Received for Record
August 22, 1925 - 10:25 AM

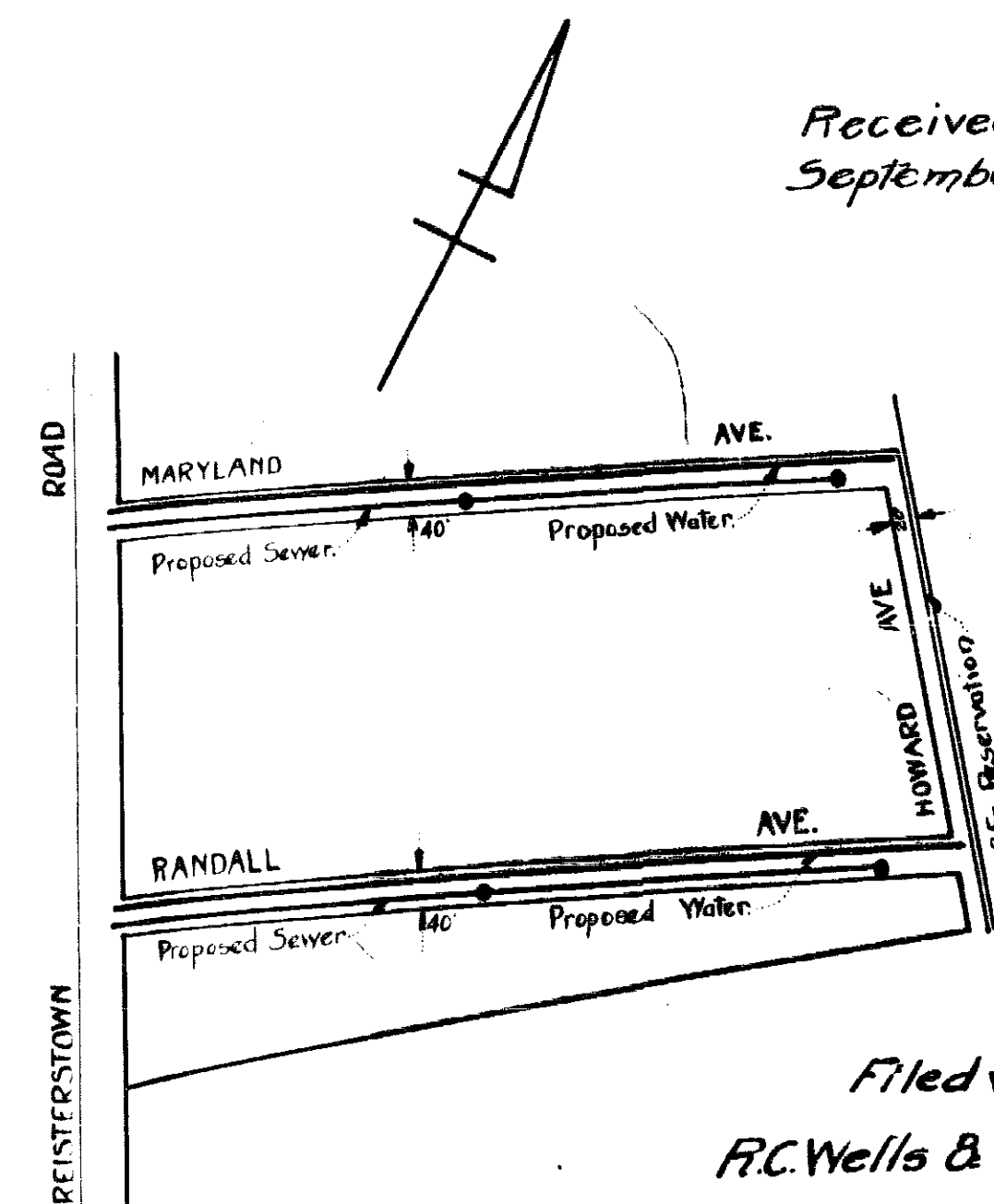
To be filed with deed from
Baltimore Brick Co. et al. to
Gottlieb M. Stengle.

Thos. H. Disney - Surveyor
July 1, 1925.

By *Handwritten signature*
Surveyor & Civil Eng.
Renowned 1923
Baltimore

Scale 1" = 200' (20' x 10')

Received for Record
September 30, 1925 - 8:20 AM



Filed with Deed
R.C. Wells & Wife to C.C.B.C.

25816

W.P.C. B-16

92-134-A ITEM 141



ITEM 144

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	NORTH POINT	S.E.
DATE OF PHOTOGRAPHY JANUARY 1986	INVERNESS	4-G